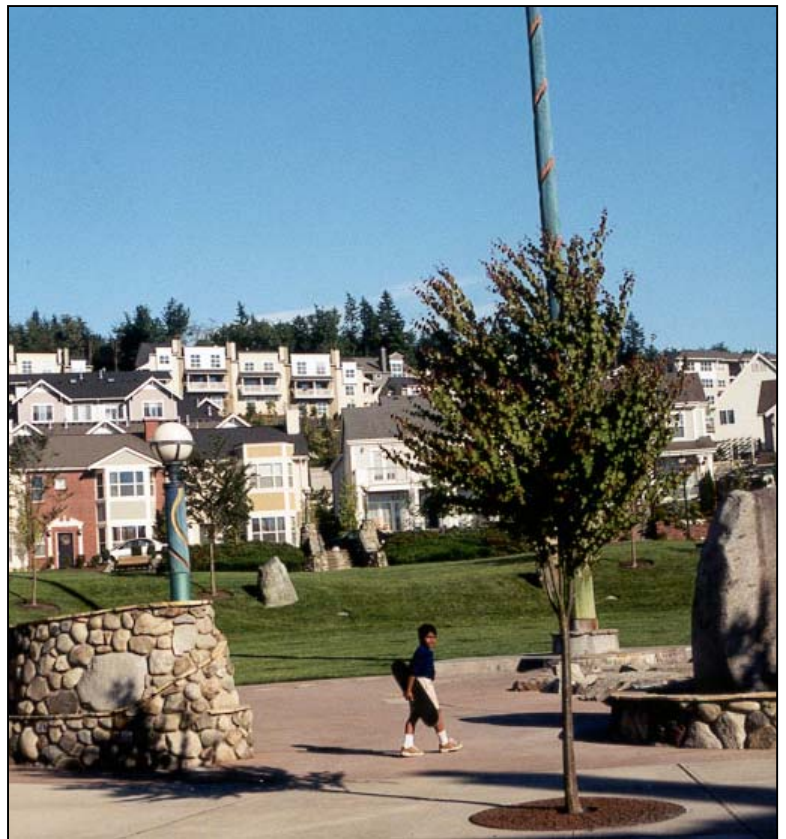




washington state department of
community, trade and economic development

Growth Management Services Annual Report

July 1, 2001 to June 30, 2002



Martha Choe
Director

Cover

Issaquah is one of the communities in Washington providing for desirable new neighborhoods in urban growth areas under the Growth Management Act.

CTED Photo/Rita R. Robison

Growth Management Services

Annual Report

July 1, 2001 to June 30, 2002

Washington Department of Community, Trade and Economic Development

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Executive Summary

During FY 2002, local governments continued to make progress in achieving the goals of the Growth Management Act (GMA). Growth Management Services, a unit of the Washington Department of Community, Trade and Economic Development (CTED), assists local communities in their efforts to maintain and create livable places for Washington's citizens.

Local communities are continuing to achieve compact development in urban areas. Urban sprawl is being reduced, and growth patterns are clearly changing. Neighborhoods are beginning to see significant amounts of infill development; thousands of dwellings are being built, including in downtowns and town centers. The changes are being seen in communities of all sizes.



As the Washington economy declined in FY 2002, economic development, one of the goals of the GMA, increased in importance in many communities. Growth Management Services, in its review of comprehensive plans and development regulations, continued to work with communities on economic development initiatives. The unit also works with other economic development staff at CTED to assist local governments with creating economic opportunities.

Progress is being made in environmental protection in the growth management work of local communities, as well. Many communities are working on updating their critical areas ordinances as part of their GMA updates.



During Fiscal Year (FY) 2002, local governments received more than \$2.75 million in state funds to strengthen their communities through Growth Management Services. Some local governments are using the funds to review and revise their critical areas ordinances. Others are looking at housing, transportation, downtown revitalization, and capital facilities.

The first reports under the Buildable Lands Program are now available. Prepared by Clark, King, Kitsap, Pierce, Snohomish, and Thurston counties, the reports address whether urban growth areas for the counties contains adequate development capacity to accommodate the state population forecast as well as projected employment growth for their area. Residential, commercial, and industrial land uses are analyzed.



The achieved residential dwelling units per acre in the urban growth areas as indicated in the counties' reports are greater than 3.6 in all six counties. Two specific examples show how residential development is changing. In Pierce County, residential densities have increased from under 2 to more than 4 dwelling units per acre from 1995-2000, and a trend towards even higher densities appears to be occurring as the county's GMA policies take effect. An analysis of density trends in urban King County shows a significant movement toward greater density in residential land is taking place.



On the regional level in central Puget Sound, 82 percent of permitted new housing units are occurring within the region's designated urban growth areas, according to the Puget Sound Regional Council.

Growth Management Services continued its review and assistance of local GMA documents. About 990 development regulations, comprehensive plan amendments, and other items were received this fiscal year. (See page 6 for further information on growth management review.)



Growth Management Services improved its efficiency and variety of services through several technical improvements, including adding to its geographic information system capability. The unit also began improvements to the database used to track information, including comprehensive plans and development regulations. Work on a capital facilities software template project to assist local governments in developing capital facilities plans also is ongoing.

Clients of Growth Management Services had many opportunities to learn about topics such as critical areas ordinances and GMA updates. The unit offered 94 presentations, six conferences, and 40 workshops.

For further information about the work of Growth Management Services and the state's growth management efforts, call (360) 725-3000 or visit the Web site at www.oed.wa.gov/growth.

Photo Credits/City of Cheney; CTED/ Rita R. Robison

Introduction

The Growth Management Act (GMA) was passed in 1990 to address environmental problems, traffic congestion, rising housing costs, the loss of farms and forests, infrastructure issues, economic development, and sprawl.

Washington, Oregon, Florida, Maryland, and New Jersey are among the states that have passed growth management laws.

The GMA states that uncoordinated and unplanned growth poses a threat to the environment, sustainable economic development, and high quality of life enjoyed by Washington residents. Under the GMA, citizens, communities, local governments, and the private sector have the opportunity to join together to plan for the state's future through comprehensive land use planning.

Among the GMA's goals are compact urban development, sprawl reduction, efficient transportation, affordable housing, economic development, natural resource industries, open space and recreation, environmental protection, shoreline management, citizen participation and government coordination, public facilities and services, and historic preservation.

Under the GMA, local governments with a full set of requirements prepare comprehensive plans and development regulations. These plans and regulations need to be consistent with county-wide planning policies developed together by cities and counties.

Especially vulnerable areas also need to be addressed under the GMA. All local governments are required to identify and protect critical areas, including wetlands and frequently flooded areas, and identify natural resource lands, such as farm and forest lands.

The map below shows local governments fully planning under the GMA, as well as those planning under the GMA for natural resource lands and critical areas only.

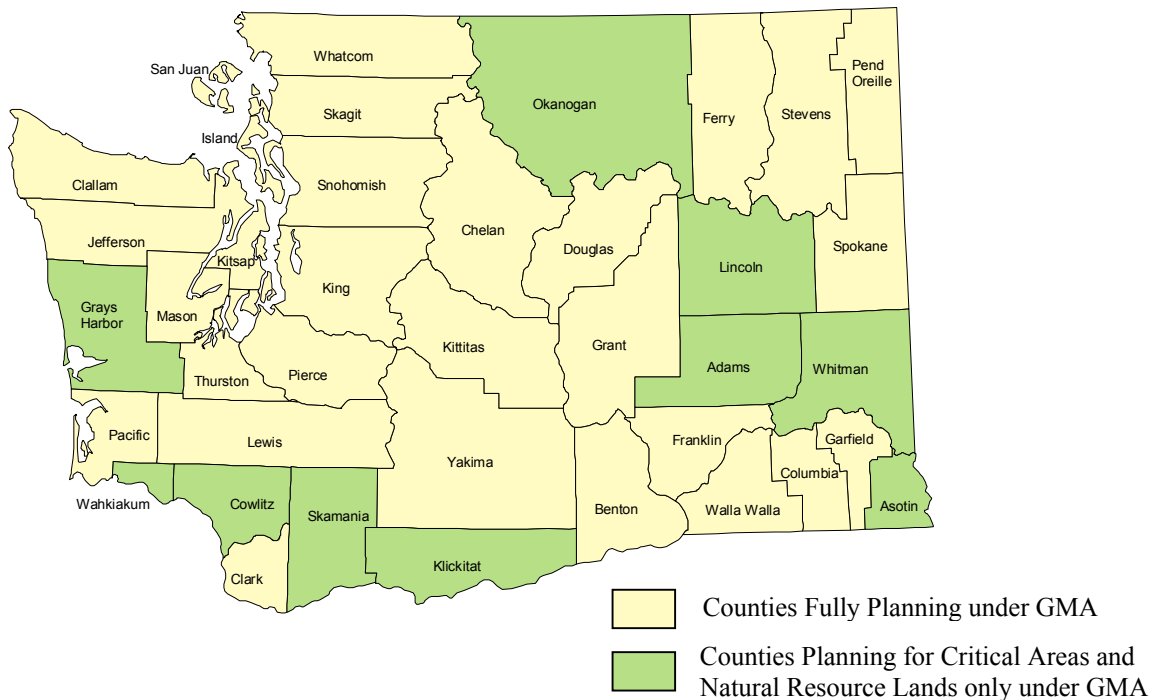


Figure 1. Local Governments Fully Planning and Planning for Natural Resource Lands and Critical Areas Under the GMA

The mission of Growth Management Services is to assist and guide in planning and carrying out effective solutions for growing communities, natural resources, a healthy environment, and economic vitality. Key strategies include:

- Assist local governments, particularly the smaller jurisdictions with limited planning capacity.
- Communicate vision and progress.
- Develop “smart communities” initiatives.
- Provide policy leadership.
- Establish the GMA as a framework for related laws and state actions.
- Build partnerships.

The Washington Department of Community, Trade and Economic Development (CTED) is the coordinator of growth management in the state. Coordination is needed because the GMA directly affects the work of most state agencies. RCW 43.330.130(1)

CTED also provides assistance and guidance to local governments. It offers technical and financial assistance to cities and counties and helps local officials interpret and carry out different requirements of the act. Technical assistance means providing consultation, guidance, and incentives to counties and cities throughout the state in fulfilling GMA goals. It includes comments on local proposals, site visits, grant funding, model ordinances,

regional education and training programs, publications, and other techniques to provide guidance in GMA work. RCW 43.330.120(2)

CTED acts as a problem-solver. It can provide dispute resolution services to jurisdictions and organizations to mediate disputes or help groups find mediators to assist them. RCW 43.330.120(3) and 36.70A.110(2)

CTED is a reviewer and advisor. It reviews local compliance with the requirements of the GMA and make recommendations to the governor on possible action. RCW 43.330.120

Another role of CTED in growth management is that of data provider. It assists in inventorying and collecting data on land uses, demographics, infrastructure, critical areas, transportation corridors, physical features, housing, and other information useful in managing growth throughout the state. The data is used for preparing maps, aggregating with data from multiple jurisdictions, and comparing changes over time. RCW 43.63A.550

In FY 2002, Growth Management Services had 22 permanent staff positions. This included one managing director, two program managers, 14 planners and technicians, and five support staff. The unit is organized as follows:

- Administration
- Research and Information Team
- Review and Response Team
- Technical and Financial Assistance Team

Program Activities

Review of Comprehensive Plans and Development Regulations

Growth Management Services' Planning Review Program (PRP) plays a significant role in carrying out CTED's responsibilities under the GMA.

It maintains a statewide growth management database of actions that include: county-wide planning policies, comprehensive plans, plan amendments, development regulations, shoreline master programs (SMP) and SMP amendments, and critical areas protection and natural resource conservation ordinances. This program also reviews a selected number of local government GMA actions and coordinates the review of GMA actions by other state agencies that have indicated an interest in reviewing these documents. In addition, it brings together state agencies on a monthly basis to discuss emerging growth management issues and to integrate state agency technical assistance.

Database of Statewide GMA Actions

Local governments must notify CTED 60 days in advance of adopting a GMA action and ten days after the action is adopted, according to RCW 36.70A.106.

The PRP received notification of 990 draft and adopted GMA actions during FY 2002. These included:

- 614 development regulations.
- 288 comprehensive plan amendments.
- 38 critical areas amendments.
- Nine complete critical areas ordinances.
- Eight SMP amendments.
- Six original comprehensive plans.
- Two county-wide planning policy amendments.
- One resource land conservation ordinance.
- 24 subarea plans.

The PRP acknowledged receipt of all the documents and notified state agencies of the availability of the documents for review. One hundred and forty three of the actions were reviewed with comments sent to or discussed with local governments.

Also during FY 2002, Growth Management Services began an update of its database to provide more efficient response to local governments and to improve access to data for GMA work. A new application for processing all Washington jurisdiction comprehensive plans and development regulations was developed. The new database is linked to a 3,000-record contacts list so that information from the database can be distributed to those who need it. Significant staff time was spent proofing and converting files collected over a six-year period to add to the new database.

Reports that were once issued monthly using various data applications now can be generated daily through one application. The reports contain the most up-to-date information collected by Growth Management Services. The database not only gives up-to-the-minute data collection but also tracks workflow and sends an e-mail directly to planners and clients when new plans and regulations are received.

Progress of Counties and Cities in Meeting GMA Requirements as of June 30, 2002

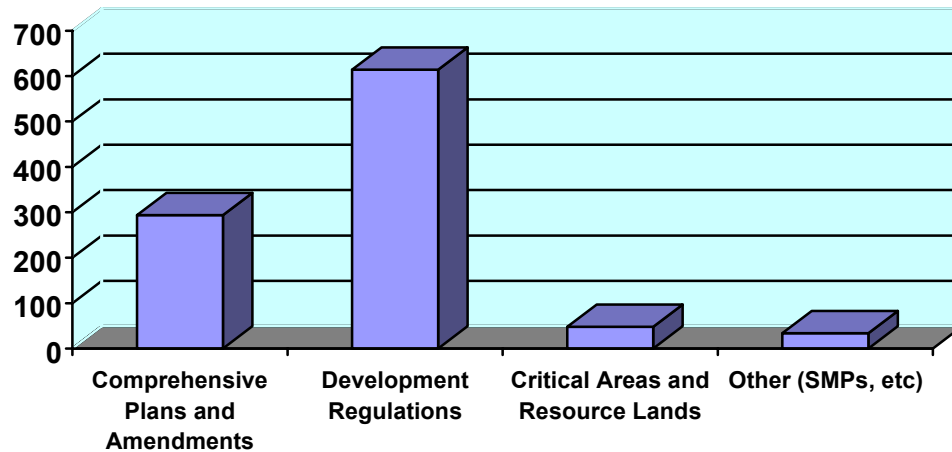


Figure 2. Actions Received by CTED in FY 2002

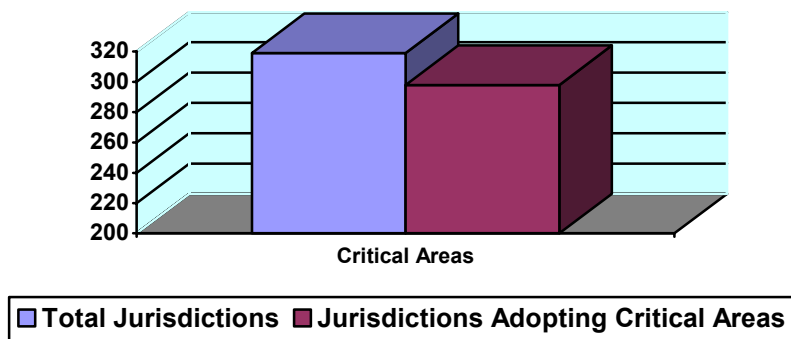


Figure 3. Number of Local Governments Adopting Critical Areas Ordinances

During FY 2002, the state added one new city. The City of Liberty Lake in Spokane County incorporated and has a full set of planning requirements. Next year the City of Spokane Valley will be added to the cities fully planning under GMA.

All counties and cities are required to adopt critical areas ordinances. As of June 30, 2002, all 39 of the state's counties and 259 of its 280 cities indicated they had designated and protected critical areas. On resource lands, 36 of 39 counties indicated they had designated resource lands, another GMA requirement.

Under the GMA, 29 counties and 216 cities have a full set of planning requirements, including preparing comprehensive plans and development regulations. Twenty-seven counties have adopted comprehensive plans. Spokane and Walla Walla counties were added to the counties adopting comprehensive plans and development regulations since CTED's last annual report. This brings the total of counties that have indicated that their development regulations are consistent with their plans to 27. The number of cities adopting comprehensive plans is 212. The cities of Moses Lake, Covington, and Lyman have adopted comprehensive plans in the last fiscal year. Two hundred and one have adopted development regulations consistent with their plan. Cities with newly adopted zoning codes include Metaline Falls, Lyman, and Newport.

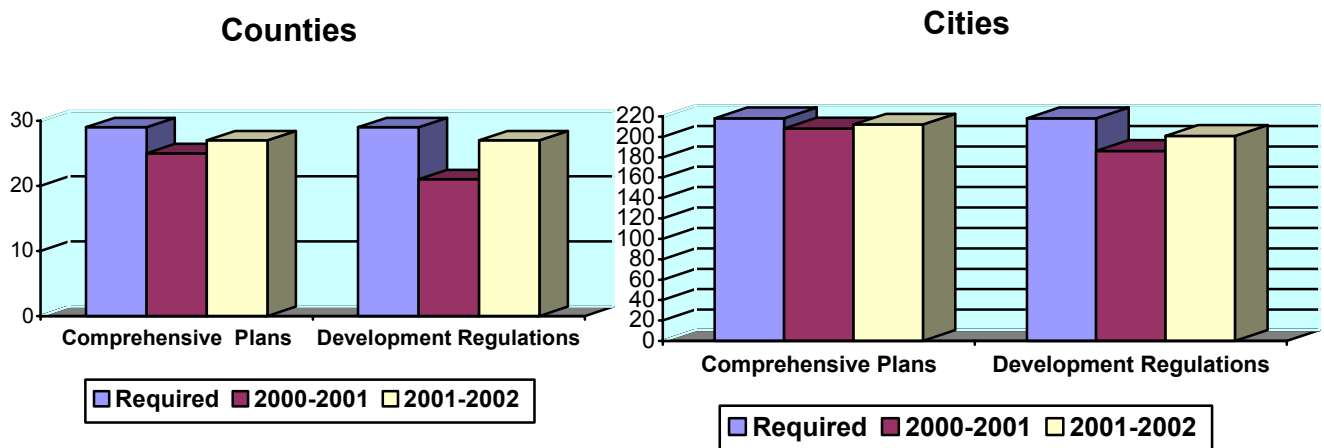


Figure 4. Number of Local Governments With Adopted Comprehensive Plans and Development Regulations

To be considered in compliance with the GMA, a county or a city must have adopted a comprehensive plan, development regulations (including critical areas) consistent with their plan, and have no outstanding growth management hearings boards noncompliance or invalidity orders. Seventeen counties and 203 cities were considered by CTED to be in compliance with GMA requirements as of June 30, 2002.

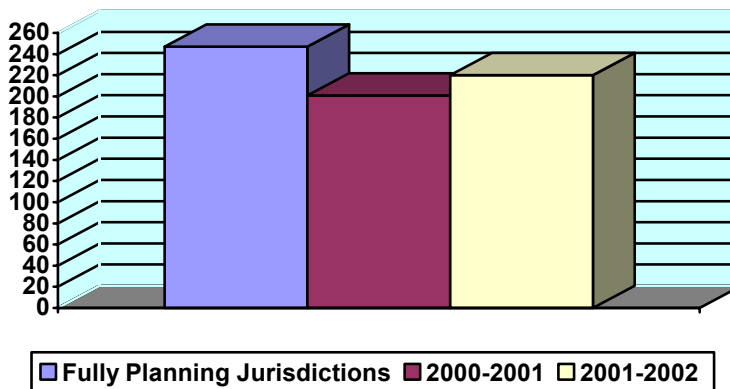


Figure 5. Local Governments in Compliance with the GMA

State Agency Coordination

The PRP organized monthly meetings of the Interagency Work Group (IAWG), which included Growth Management Services' staff and assistant attorney general, the departments of Fish and Wildlife, Ecology, Health, Social and Health Services, Natural Resources, Agriculture and Transportation, as well as the Emergency Management Division of the Washington Military Department.

The group exchanged information about the technical assistance that each agency provides to local governments to assist in the review, evaluation, and update of comprehensive plans and development regulations. The IAWG assisted in developing GMA workshops offered in November 2001 and May 2002. The IAWG also provided information helpful in the development of legislation to extend the deadlines for the GMA review and update process.

In addition, the IAWG discussed growth management hearings boards' cases, court cases, adaptive management, CTED's draft critical areas recommendations, and emerging planning issues.

Legislative Action

During the 2002 session of the Washington State Legislature, Growth Management Services reviewed and analyzed more than 50 bills.

A bill to extend the deadlines for GMA updates tops the list of GMA laws enacted during the session.

Poulsbo is one of the cities working towards completing its review of plans and regulations by December 1, 2004.



CTED/Rita R. Robison

SSB 5841 extends the September 1, 2002, deadline for review of comprehensive plans and development plans for jurisdictions with a full set of requirements under the GMA. The review deadlines also are extended for local governments planning only for resource lands and critical areas. The new deadlines established in SSB 5841 are December 1 of each year shown on the following page.

Comprehensive Plan Deadlines	2004	2005	2006	2007
King, Clark, Jefferson, Clallam, Kitsap, Pierce, Snohomish, Thurston, and Whatcom	X			
Island, Lewis, Mason, San Juan, Skagit, Skamania, and Cowlitz		X		
Benton, Chelan, Douglas, Grant, Kittitas, Spokane, and Yakima			X	
Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and Whitman				X

Other bills related to the GMA are summarized below:

SSHB 2697 adds economic development and parks to the list of required elements of a growth management comprehensive plan, if state funding is provided. To date, no state funding has been made available.

ESSB 6594 allows, under certain circumstances, the siting of secure community transition facilities in certain counties irrespective of local land use and other laws.

SHB 1395 permits rural counties planning under the GMA to expand small-scale businesses and/or utilize an existing business site to locate a new, small-scale business.

SB 5832 allows counties that have adopted a comprehensive plan and development regulations in compliance with the GMA to increase to nine the number of lots in short subdivisions within urban growth areas.

ESSB 5748 requires local governments, such as the City of Renton, to coordinate land use goals and transportation projects.



CTED/Rita R. Robison

ESSB 5748 directs the Transportation Commission and the Transportation Improvement Board to take land use goals into account when funding projects. It requires city transportation plans to also take those goals into account.

Buildable Lands Program

Amendments to the GMA in 1997 created review and evaluation program requirements often referred to as the Buildable Lands Program. This program is required for six urban counties and the cities within their boundaries and is optional for all others. The six counties are Clark, King, Kitsap, Pierce, Snohomish, and Thurston (see figure 6).

The program offers the opportunity for local governments to coordinate and analyze land supply to make certain that they have enough land for development.

Under the Buildable Lands Program, local governments monitor the intensity and density of development to determine whether a county and the cities within its boundaries are achieving urban densities sufficient to meet state growth projections. If development does not occur at the planned levels, then reasonable measures (other than adjusting urban growth areas) need to be identified and appropriate action taken.

Local governments are evaluating the density and intensity of residential, commercial, and industrial development. Information is also being gathered on employment, critical areas, and capital facilities. Buildable lands communities are to prepare evaluations every five years, with the first five-year evaluation to be completed by September 2002. As of June 30, 2002, all six counties remained on track to meet this deadline.

As a result of state budget short falls, the \$2.5 million biennial CTED buildable lands grant program to local governments was discontinued in FY 2002. Local governments must continue the data collection, evaluation, and analysis of the Buildable Lands Program, as well as develop the "reasonable measures" component.



Figure 6. Washington's Buildable Lands Counties

GIS Program

The Growth Management Services' geographic information systems (GIS) program completed its second year of operation. The GIS effort has five areas of interest, with the primary mission of creating and maintaining a statewide map of urban growth areas as defined under the GMA. The five program areas are:

Local Government Technical Assistance

Many local governments lack computer-mapping capacity. Growth Management Services assisted Ferry County by creating an electronic version of a hand-drawn land use map, which was previously funded by a growth management grant. The original U.S. Geological Survey paper maps were redrawn onto a Mylar base map and digitized using ArcView GIS.

Interagency Coordination

Growth Management Services' staff participated in state-level workgroups interested in increasingly easy accessibility in quality of GIS data within the state. Coordinated data production and analysis by many state, federal, tribal, and local governments is the most efficient and effective way to answer questions about the success of managing growth.

- Washington State Geographic Information Council: Growth Management Services participates in the work of the council, which is made up of GIS users from across the state.
- Washington State Remote Sensing Consortium: The consortium works on the acquisition of satellite images for the state, with the intent of making the images freely available.
- Salmon Watershed Information Management Technical Committee: As part of the Governor's salmon recovery strategy, this technical committee's task is to consolidate and make readily available information pertaining to salmon habitat.

CTED Shared GIS Resources

The focus of this program area is to explore GIS applications within CTED, looking for common data elements and methods for analyzing and presenting relevant information for policy decisions. This year's focus has been on exploring the deployment of GIS information on the CTED intranet to increase the accessibility and reliability of information to all CTED programs that assist local governments.

GMA Mapping

The first draft version of the Washington State Urban Growth Areas Map was released in June 2001. This represents a composite of individual county maps, with the addition of four county maps created by GMS/GIS to complete the statewide coverage. The draft was

distributed to numerous state agencies and local groups and has been found to be a valuable resource in connecting local growth management policies to both public and private initiatives. The development of the 2002 version of the urban growth area map is now underway.

Satellite Images

Growth Management Services is beginning to develop the capability to utilize Landsat images. Landsat satellites have supplied global land surface images since 1972.

The images can be used as a photographic record to monitor the changes brought on by natural processes and human activities. These data have been used to monitor timber losses in the Pacific Northwest, estimate soil moisture and snow water equivalence, and measure forest cover at the state level. In addition, Landsat spacecraft have been used to monitor strip mining reclamation, population changes in and around metropolitan areas, and measure water quality in lakes.

CTED, as a member of the Washington State Remote Sensing Consortium (WARSC), acquired a set of three time series images of the entire state, 1985, 1990, and 2000. A set of eight images, taken from 1990 to 2000, was also acquired for the Puget Sound area. By comparing the change in the images over time using GIS technology, Growth Management Services intends to study development patterns and the GMA influence on those patterns.

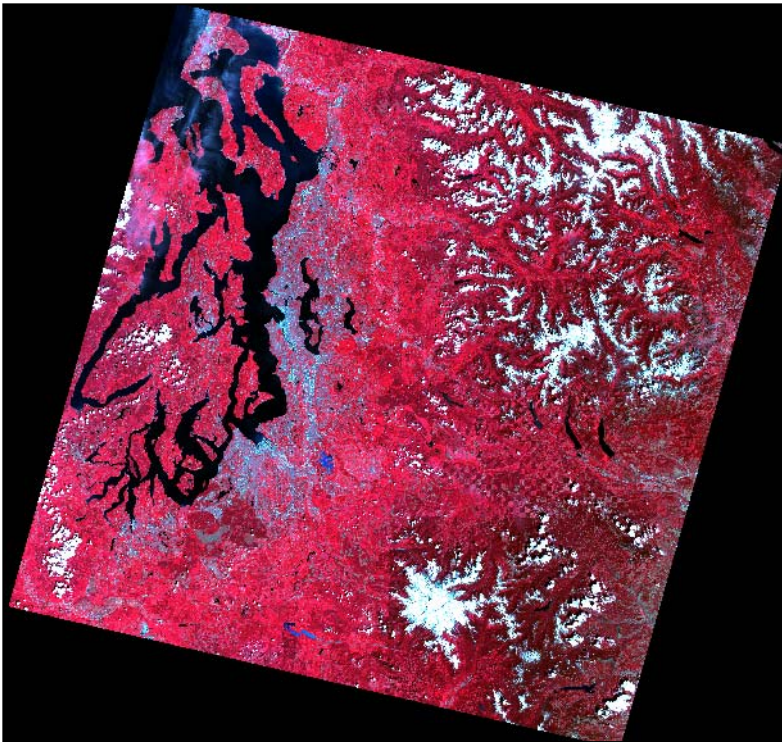


Figure 7. Landsat Image, Puget Sound

Capital Facilities Template Project

CTED, as part of its on-going efforts to provide technical assistance to local governments, is managing a pilot project to test new capital facility planning (CFP) software. This software could offer Washington jurisdictions a more user-friendly and cost effective way to complete their annual CFP process. With widespread use, it could also help meet the need to standardize the CFP process throughout the state. This tool will help the state in gathering and reporting financial assistance needs for infrastructure improvements into a more reliable and accurate statewide database.

During FY 2002, CTED worked with four jurisdictions that agreed to pilot test the new CFP software. These jurisdictions are the Port of Vancouver, USA and the cities of Cashmere, McCleary, and Walla Walla. Team leaders at each test site have conducted preliminary evaluations of the CFP software and offered CTED their input. The evaluations have been positive and have provided valuable suggestions for improving future editions of this product.

With the input from the pilot project sites, CTED plans to finish customizing the CFP tool during a second year of testing in FY 2003. CTED will be working with governmental agencies and non-profit organizations to support further development and distribution of this CFP software and to provide on-going technical assistance to those jurisdictions that will be using the software, as needed.

The Capital Facilities Template will enable staff of the City of Cashmere to prepare its own capital facilities plan, eliminating the need to hire a consultant.



CTED/Rita R. Robison

Planning Short Course

The Short Course on Local Planning, a three-hour educational program, provides a basic overview of land use planning in Washington state. It has been sponsored by CTED for more than 30 years, in collaboration with the Planning Association of Washington. While the most popular short course is an overview of the GMA, short courses are presented on any planning topic requested.

The target audience is local elected and appointed officials at the city, town, and county levels, their staff members, interested citizens, students, and private sector representatives

from the real estate, building, and development communities. City and county planning commissioners tend to be the primary course participants. There is no charge to attend the course, and everyone who attends receives a copy of manual, *A Short Course on Local Planning*.

During a typical short course, the audience hears presentations from land use attorneys and local professional planners. The legal basis of planning is discussed, along with suggestions for avoiding legal problems by honoring a jurisdiction's (and the state's) procedural requirements for boards and commissions. Experienced professional planners cover the basics of comprehensive land use planning, the importance of citizen participation in all phases of the planning process, and provide an overview of development regulations available to implement the comprehensive plan. The role of the planning commission is also discussed, as are strategies for increasing planning commission effectiveness.

Courses are scheduled when counties, cities, towns, educational institutions, and other organizations request them. They are also offered at major state conferences sponsored by planning organizations and allied professions. Between July 1, 2001, and June 30, 2002, Growth Management Services sponsored 32 short courses throughout the state. Ten courses were offered in Eastern Washington and 22 in Western Washington.



Chris Parsons

Planning short courses are offered throughout the state and can be based on topics of special interest to local, state, and federal agencies and citizen groups.

The courses are friendly and informal. Questions can be asked at any time. The final half hour of every course is set aside for an open forum, so that topics of interest to the audience can be raised for the speakers' comments, observations, and opinions.

Salmon Recovery



Local and state government GMA actions are important in efforts to restore wild salmon runs in Washington.

Washington Department of Fish and Wildlife

Many general provisions of the GMA relate to the state's efforts to restore damaged habitat for salmon and ensure the continuing protection of the healthy habitat that remains. In addition to the direct requirement to adopt ordinances for the protection of designated fish and wildlife habitat, the GMA includes requirements to address water quality and stormwater management facilities. Indirectly, GMA requirements for siting transportation facilities, flood management, rural development, and sizing urban growth areas also affect salmon habitat.

Growth Management Services' staff participated in the Governor's Joint Natural Resources Cabinet and its supporting committees to integrate these GMA requirements into the state Salmon Recovery Strategy. The strategy defines a framework to coordinate the activities of state and local governments. One major challenge has been the need to integrate the GMA-based planning done by counties and cities with the watershed-based planning required for salmon recovery. County and city boundaries seldom match watershed boundaries, so coordination and consistency among jurisdictions is necessary. County-wide and multicounty planning policies are important tools for achieving consistency among plans.

Some specific efforts related to salmon recovery are:

- CTED is partnering with the Puget Sound Water Quality Action Team (PSAT) and the U.S. Environmental Protection Agency (EPA) on a variety of projects. Kitsap County's Alternative Futures Project for the Chico Creek watershed is an innovative effort that combines watershed modeling and stream characterization with evaluating three land-use alternative build out scenarios suitable for GIS application.

- CTED developed a draft guidance document for designating and protecting critical areas ordinances and offered four workshops on it. (See “Publications” on the following page for details.)
- CTED continues to administer \$5 million Shoreline Block Grants to Clallam, Cowlitz, Chelan, and Skagit counties to assist them with their efforts to work with landowners in creating conservation easements and restoration projects necessary to preserve and restore riparian, estuarine, and marine areas.

Publications

FY 2001 Annual Report

Growth Management Services prepared its first annual report during this fiscal year. It received a positive response from readers throughout the state and the nation. The annual report will continue to focus on how Growth Management Services provides assistance to local governments in the state and how it coordinates the state’s GMA.

About Growth

Growth Management Services’ successful quarterly newsletter, *About Growth*, features articles written by local government planners, elected officials, consultants, citizens, and CTED staff. Readers learn from actual examples describing how communities plan for growth and how they carry out their plans.

GMA Update Materials

To assist local governments in updating their comprehensive plans and development regulations, Growth Management Services prepared three technical assistance bulletins covering: (1) reviewing critical areas and natural resource lands, (2) developing and updating comprehensive plans and development regulations, and (3) utilizing population data. Issues to consider when reviewing plans and regulations and resource lands and critical areas were addressed in separate issue papers on these topics. In addition, a summary of GMA amendments from 1995 to 2001 was developed and checklists for plans and regulations were revised. These materials were distributed at workshops offered in the fall.

Critical Areas

With assistance from other state agencies, CTED prepared a listing of sources of the best available science called *Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas*. The publication is available on CTED’s Web site and was distributed at critical areas workshops.

A draft document to offer guidance to local governments in preparing critical areas ordinances also was developed. Called *Designating and Protecting Critical Areas: Designing Your Local Program*, the publication offers tips on how communities can

develop critical areas ordinances to meet their needs. After workshops were offered, feedback was gathered at special follow-up meetings with local government and state agency representatives to make sure that the document would be a useful reference for jurisdictions. The publication contains optional approaches that local governments can use for protecting critical areas. It will be available in FY 2003. Meanwhile, the draft copy remains available.

Fact Sheets

Seventeen fact sheets on topics such as affordable housing, buildable lands, capital facilities, rural lands, transportation, and urban growth areas were revised during FY 2002. The revised facts sheets are available on the Growth Management Services Web site (www.ocd.wa.gov/growth).

Integrating GMA and Environmental Review

Growth Management Services contracted with a consultant to conduct 15 case studies to evaluate examples of combining the Growth Management Act and the State Environmental Policy Act (SEPA). One of the underlying assumptions of the Regulatory Reform Act of 1995 is that cost savings will result from carrying out environmental review during the planning process rather than on a permit-by-permit basis. Another assumption is that there will be significant benefits from streamlining the permit process. The purpose of the study is to examine these assumptions. A cost-benefit analysis will be conducted. Results are expected early in FY 2003.

Workshops and Conferences

GMA Update Workshops

In order to assist counties and cities fully planning under the GMA to update their comprehensive plans and development regulations, CTED offered four workshops in the fall of 2001.

The workshops provided guidance on the update requirement and representatives of local governments and state agencies shared their perspectives on approaches and strategies for local updates. Among the workshop topics were: best available science; essential public facilities, including secure community transition facilities for sexual predators; population forecasts; concurrency; economic development; and urban growth.

Workshops were offered in Spokane, Ellensburg, Everett, and Olympia. More than 325 people attended.

Critical Areas Workshops

More than 515 people from throughout the state attended CTED's workshops on critical areas ordinances.



Courtesy of Rita R. Robison

In May 2002, CTED offered four workshops (Spokane, Wenatchee, Lynnwood, and Lacey) to introduce its draft guidance document for designating and protecting critical areas. The workshops were funded, in part, by a grant for \$50,000 from the U.S. Environmental Protection Agency. More than 515 people participated, mainly local government planners, land use consultants, and citizens.

Conferences Sponsored with Others

Along with the Housing Finance Commission, CTED sponsored the largest affordable housing conference in the state, Housing Washington 2002 at SeaTac in late October. More than 700 people attend. Informative speakers included Arthur C. (Chris) Nelson, Ph.D., FAICP, who spoke on "The Link Between Growth Management and Housing Affordability: The Academic Evidence."

Cosponsored by CTED, the Washington Chapter of the American Planning Association's 2002 fall conference, "Making the Connection," offered an excellent opportunity to see how local communities are meeting the goals of the GMA. Lively panel discussions and speakers, including author and columnist Neal Peirce and futurist Glen Hiemstra, were highlights along with mobile workshops on transit-oriented development, neotraditional development, and downtown revitalization.

Transportation

Permit Streamlining

Growth Management Services' staff participated in transportation streamlining efforts through the Transportation Permit Efficiency and Accountability Committee (TPEAC) created by The Washington State Legislature in 2001. They are taking part in Planning, Watershed, and One-Stop Permitting subcommittees.

The Planning Subcommittee is reviewing how to integrate environmental issues into early planning studies at all stages of planning, including local and regional planning efforts.

The Watershed Subcommittee is looking at how to provide mitigation for transportation projects on a watershed-scale. The Washington State Department of Transportation (WSDOT) will look at local watershed plans for data and enhancement projects for mitigation.

The One-Stop Permitting Subcommittee is developing an Integrated Permit Document, which will contain all the documentation necessary to obtain governmental permits needed to construct the project. This will also include all the government permits and conditions, including any local government permits. Another component of this subcommittee is the development of the Interdisciplinary Team (IDT). The IDT will be composed of all agencies with jurisdiction over the transportation project, including local governments. The IDT will review the project from design through construction.

Subcommittee recommendations will be brought to TPEAC, which may then make specific recommendations to the Legislature for transportation permit streamlining.

Other Transportation Program Items

Growth Management Services staff continued to coordinate WSDOT input into local transportation plans and into the GMA Update process. WSDOT took part in the CTED Update workshops offered in the fall of 2001. As part of the Commute Trip Reduction Task Force, growth management staff participated in the preparation of the five-year report to the Legislature on implementation of the Commute Trip Reduction Act.

Growth Management Services staff continues to coordinate with WSDOT on the local transportation issues related to the GMA updates.



CTED/Rita R. Robison

Growth management staff also:

- Participated in the Puget Sound Regional Council strategic plan for the Aviation Advisory Committee.
- Provided review and comment on selected transportation planning studies: WSDOT Highway 2 Route Development Plan and the Draft EIS for the Spokane Light Rail Project.
- Assisted the Transportation Improvement Board with implementation of SB 5748 – Coordination of Transportation and Land Use Planning.

Grant Activities

Growth Management Grants

During the 2001-2003 biennium (July 1, 2001 to June 30, 2003), Growth Management Services will distribute about \$5.5 million in grants to local governments with a full set of requirements under the GMA. An additional \$150,000 will be distributed to local governments planning for natural resource lands and critical areas only. During the biennium, CTED will distribute about \$106,000 in grants to new communities who have just begun their planning under the GMA. During FY 2002, the first year of the biennium, about half of the funds were distributed.

This biennium is the first time CTED is entering into two-year grant contracts with GMA planning jurisdictions. The two-year grants are helping local governments meet the requirement to update their comprehensive plans and development regulations. The deadline for the GMA Update for each jurisdiction falls between December 1, 2004, and December 1, 2007.

The update awards for the biennium range from \$3,000 for small towns planning for natural resource lands and critical areas only to \$75,000 for large, fully planning counties.

Here are some examples of the work being done by local governments with growth management grants.

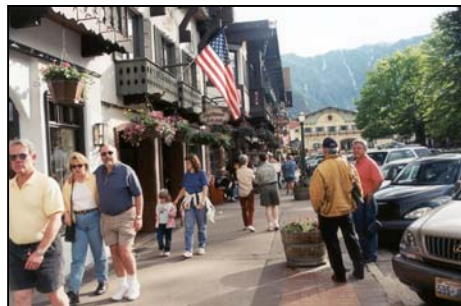
Eastern Washington

Benton-Franklin Council of Governments – \$10,000

Update comprehensive plan chapters for the cities of Connell, Kahlotus, Mesa, Prosser, and Benton City to address new information. Assist the cities in updating their critical areas ordinances to protect sensitive environmental areas.

Chelan County – \$78,750

Chelan County is analyzing population data and reviewing urban growth areas, such as Leavenworth's, using its growth management grant funds.



CTED/Rita R. Robison

Conduct an urban growth area analysis including housing density and remaining vacant land to ensure adequate land is available for expected future development. Negotiate population allocations between the county and cities. Update inventory of existing capital facilities owned by public entities.

Columbia County – \$50,500

Update critical areas, resource lands, shoreline, and development regulations, including integration of the best available science. Create a transportation concurrency management ordinance. Work with the Town of Starbuck and City of Dayton to ensure planning consistency throughout the county. Assist Starbuck in meeting GMA requirements.

Dayton – \$10,000

Review critical areas, transportation concurrency, shorelines, and subdivision regulations, and revise, if necessary, to incorporate the best available science.

Douglas County – \$89,250



Douglas County is analyzing urban growth and preparing critical areas maps as part of its GMA Update.

CTED/Rita R. Robison

Bring the comprehensive plan and development regulations up to date and prepare a public involvement strategy for the update. Develop data that is critical to effective planning including the Greater East Wenatchee study area mapping, an inventory and analysis report, and critical areas reference map.

Spokane – \$60,000

Review and modify development regulations, including provisions for accessory dwelling and affordable housing units, street and parking standards, zoning district standards, and streamlined procedures to ensure a permitting process that is efficient and predictable. Review process will include extensive public involvement.

Spokane County – \$75,000



Courtesy of Spokane County

Spokane County planners prepare for a public meeting on mixed-use regulations and design standards.

Develop mixed-use regulations, traditional neighborhood development regulations, and design review standards to carry out comprehensive plan policies on reducing sprawl and encouraging an efficient multimodal transportation system. Develop a tree conservation ordinance and update critical areas, shoreline, and other ordinances to protect important local resources.

Wenatchee – \$28,750

Wenatchee is focusing its growth management grant efforts on examining transportation and capital facilities needs.



CTED/Rita R. Robison

Undertake a visioning process to determine how well the comprehensive plan and development regulations are working. Review county-wide planning policies and the comprehensive plan. Revise the transportation and capital facilities plans, as needed.

Yakima – \$50,000

Review critical areas ordinance provisions for the best available science and anadromous fisheries requirements to help restore endangered species. Update the transportation model to improve transportation services. Review population projections as they relate to urban growth areas.

Western Washington

Anacortes – \$15,750

Complete mapping of degraded marine habitat to assist in designing a critical areas protection program and complete draft amendment to the Fidalgo Bay Subarea Plan.

Clallam County – \$75,000

Develop an updated information profile and maps. Produce a public involvement brochure. Produce new Web pages on comprehensive planning, zoning, and permitting that includes an interactive feature to obtain information on applicable rules for development based on parcel locations. Adopt amendments to the county's accessory dwelling unit plan policies and development regulations.

Mount Vernon – \$25,000

Update population data, mapping, and the Transportation and Land Use chapters of the comprehensive plan to help the city meet the needs of a growing population. Complete a shoreline inventory, update the wastewater management plan, and integrate environmental review with the permit process to better protect the environment. Develop downtown design standards to foster downtown revitalization.

Vancouver – \$60,000



Courtesy of the City of Vancouver

Feedback from citizens about neighborhood needs will help the City of Vancouver update the comprehensive plan.

Review and revise growth forecasts, critical areas ordinance (including the best available science), comprehensive plan capital facilities chapter, and EIS for the plan update to ensure that the technical information and analysis as well as goals and policies are clear and understandable to all residents. Create an enhanced public involvement program to solicit deeper and more discerning feedback on comprehensive plan update issues and direction.

Central Puget Sound

Auburn – \$35,000

Update the city's wetland inventory map and prepare a new stream inventory that will facilitate and support the identification and protection of critical areas.

Edmonds – \$35,000

Update the transportation chapter of the comprehensive plan. Focus on meeting transportation goals while maintaining a traditional downtown.

Federal Way – \$50,000

Prepare a “gap” analysis of city regulations and programs to identify Endangered Species Act (ESA) and National Pollutant Discharge Elimination System (NPDES) compliance issues and develop recommendations for addressing them. Prepare a capital improvement project (CIP) evaluation to determine if CIP plans need modification to comply with ESA/NPDES. Develop a stream inventory. Update comprehensive plan. Prepare a Traffic Impact Fee and Concurrency Management System.

Kirkland – \$40,000



Courtesy of the City of Kirkland

Kirkland is creating new regulations to guide future development proposals, such as Totem Lake Mall redevelopment.

Prepare a community profile of the city, update the comprehensive plan and development regulations (as needed), including critical areas regulations, and initiate a public participation process to help the city achieve its vision for the future.

Mercer Island – \$25,000

GMA grant funding is providing funds for Mercer Island city staff to inventory watercourses.



Courtesy of the City of Mercer Island

Examine and amend the city's Unified Land Development Code related to watercourses, review watercourse and drainage system records, and identify and map watercourses based on an amended definition of watercourse to develop more clear and concise critical lands regulations.

Mountlake Terrace – \$25,000

Analyze the comprehensive plan to determine GMA compliance and the changes needed to help the city achieve its goals for a vital, thriving community. Offer public meetings and hearings on proposed amendments.

Poulsbo – \$15,750

Update a draft critical areas ordinance, review the best available science rules and procedures, and begin incorporating the best available science in the critical areas ordinance to better protect fish and wildlife habitat.

Redmond – \$42,000



Illustration: Ross Chapin Architects and the Cottage Company

The Conover Cottages in Redmond's Willows/Rose Hill Neighborhood are an example of innovative housing now permitted with the recent development of a Cottage Housing Ordinance.

Improve the effectiveness of the comprehensive plan through reviewing the Wildlife Habitat Plan, developing initiatives for increasing affordable housing, developing a

neighborhood plan, analyzing growth trends and phasing, selecting a preferred growth alternative, preparing a downtown transportation plan, and developing a Cottage Housing Ordinance.

Seattle – \$65,000

Review the city's method for determining the transportation impact and mitigation of major development in the city's most congested urban areas, where the city's comprehensive plan continues to direct substantial amounts of future growth. Focus on two pilot areas – the University District and South Lake Union. Revise related ordinances.

Shoreline – \$40,000

Develop amendments to the environmental sections of the city's development code.

Tukwila – \$25,000

Tukwila is using its GMA grant funds to prepare and include the best available science in the city's critical areas ordinance.



Ryan Partee

Review and update geologically hazardous areas, watercourses, and wetlands ordinance to include the best available science to better protect the functions and values of critical areas. Update critical areas maps.

Coastal Erosion Grant

The 2001 Legislature approved a two-year, \$1,250,000 grant program for coastal erosion projects along Washington state's southwest coast. Grays Harbor County was designated as the lead agency to receive the funds and work with the Coastal Communities Group to distribute the grant monies to several local coastal erosion projects.



Courtesy of Rita R. Robison

Coastal erosion grants are helping coastal communities curb coastal erosion.

The Coastal Communities Group is made of representatives from Grays Harbor and Pacific counties as well as their coastal cities and port authorities. CTED has administered the grants during FY 2002 and will continue in this role in the second year of this grant program.

Columbia River Gorge National Scenic Area Grants

Clark County

Clark County was awarded a grant from CTED for \$10,000 to provide permit applicants and the Gorge Commission support and increased permit processing capacity. The county processed seven applications within the Columbia River Gorge National Scenic Area and conducted five pre-application conferences for proposed projects. An appeal from 2001 was resolved.

The county also implemented a coordinated approach with the Gorge Commission and the U.S. Forest Service, provided public outreach efforts, and began a review of the Clark County Gorge Ordinance's compliance with the National Scenic Area Act.

Skamania County

Skamania County was awarded \$195,000 from CTED during FY 2002. In addition to paying for staff salaries, benefits, travel, and training, the county purchased permit tracking system software to provide the public with accurate information on current and past parcel-specific permits. The county also: (1) hired a consultant to complete the county's National Scenic Area development assistance brochure, (2) invited Randall Arendt to conduct a workshop on cluster and conservation development, and (3) began drafting a revision to their cluster and conservation development ordinance for the National Scenic Area Management Plan.

Items being reviewed and updated include:

- Water resources sections of the Columbia River Gorge National Scenic Area ordinance.
- Critical areas ordinance.
- Shorelines ordinance.

Other work items are:

- A new forestlands ordinance to meet state and federal regulations.
- A watershed assessment, which is expected to contribute to the county's preservation efforts.

Grant funds were also spent for legal fees for court challenges to local permit decisions related to the National Scenic Area.